Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April 2008.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 05/14/08 13:54 2 pgs
Fees:13.00 Taxes:703.00
20080514-0049640

Address of New Owner:	Send Tax Bills to:	Tax Information
Rhonda Kye Fleming	CitiMortgage, Inc.	06112006100
1227 Plymouth Avenue	1000 Technology Drive	
Nashville, TN 37216	O'Fallon, MO 63368-2240	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James J. Dezwarte and wife Teresa L. Dezwarte,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rhonda Kye Fleming, a single woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING PART OF A 6.9 ACRE TRACT AND LOT NO. 40 AS SHOWN ON THE MAP SHOWING RE-SUBDIVISION OF LOTS 70, 73, 76-83, 86-97, EASTDALE PLACE AS RECORDED IN BOOK 974, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT NO. 40, RUNNING THENCE IN A NORTHEASTERLY DIRECTION WITH THE EASTERLY SIDE LOT LINE OF SAID LOT LINE OF SAID LOT NO. 40, A DISTANCE OF 391.5 FEET TO A POINT, THENCE WESTERLY WITH NEWMAN CHECKS LINE 65.1 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION IN LINE WITH THE WESTERN SIDE LOT LINE OF SAID LOT NO. 40 A DISTANCE OF 364.8 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION 60.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES J. DEZWARTE AND WIFE, TERESA L. DEZWARTE BY DEED FROM WILLIAM TRENT HEMPHILL AND WIFE, BETHNI ANN HEMPHILL, RECORDED ON TH E 31ST DAY OF AUGUST, 1994 IN BOOK 9450, PAGE 991, RE-RECORDED IN BOOK 10646, PAGE 587, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following: 1) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. 2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF LOTS 70, 73, 76-83, 86-97, EASTDALE PLACE, as recorded in Plat Book 974, Page(s) 22, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3) Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1079, Page 620 and Book 1133, Page 95 , but deleting any covenant, condition or restriction

indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 4) Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4246, Page 112.

This property is improved property known as 1227 Plymouth Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 30th day of April, 2008.

James J. Dezwarte

Teresa L. Dezwarte

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James J. Dezwarte and Teresa L. Dezwarte**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of April, 2008.

Notary Public

My Commission expires: _____

My Commission
Expires
November 22, 2010

FILE NO: 2008040756